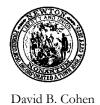
## CITY OF NEWTON, MASSACHUSETTS



Mayor

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## **ZONING BOARD OF APPEALS**

Sherri Lougee, Board Secretary

A hearing will be held with the Newton Zoning Board of Appeals in the Aldermanic Chambers, Newton City Hall, 1000 Commonwealth Avenue, Newton Centre, Massachusetts, Tuesday, 23<sup>rd</sup> June 2009 at 7:00 PM on the following petitions:

- **#9-09** from Chaoran Huang, 92 West Pine Street, Newton, MA, requesting a variance of 7.1 feet from the front yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a 2 ½ story addition consisting of a two car garage with bedrooms on the upper 1 ½ stories, resulting in a front yard setback of 17.9 feet. (Required front vard setback for old lots created before December 7, 1953 is 25 **feet.)** The property is located in a Single Residence 3 district.
- #10-09 from Stephen T. and Janet L. Clay, 233 Otis Street, Newton, MA, requesting a variance of 5.7 feet from the side yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a sports court, resulting in a side yard setback of 6.8 feet. (Required side vard setback for old lots created before December 7, 1953 is 12.5 feet.) The property is located in a Single Residence 1 district.
- #11-09 from Joseph and Antonio Deodato, 5-7 Omar Terrace (formerly 69 Central Avenue), Newton, MA, requesting a variance of 286 square feet from the lot area requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to legalize the present house lot, resulting in lot area of 9,714 square feet. (Required minimum lot area for new lots created after December 7, 1953 is 10,000 square feet.) In addition, petitioners are requesting a 143 square foot variance from the lot area per unit requirement of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a new two family house, resulting in lot area per unit of 4,857 square feet. (Required lot area per dwelling for new lots created after December 7, 1953 is 5,000 square feet.) The property is located in a Multi Residence 1 district.
- #12-09 from Kaynam Hedayat and Sepideh Sahami, 49 Philmore Road, Newton, MA, requesting a variance of 7.3 feet from the front yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a front porch, resulting in a front yard setback of 17.7 feet. (Required front yard setback for old lots created before December 7, 1953 is 25 feet.) The property is located in a Single Residence 2 district.

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Sherri Lougee **Board Secretary**